



HOUSING MASTER PLAN UPDATE

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ACKNOWLEDGMENTS

This report was produced for the University of Arkansas Facilities Management and University Housing offices. We thank those departments and the many individuals with whom we met for their assistance.

UNIVERSITY OF ARKANSAS

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EXECUTIVE SUMMARY

This University Housing Strategic Plan Update for the University of Arkansas proposes a three-phase plan for new construction over the period 2013 - 2020.

In addition to the work provided by Hanbury Evans Wright Vlattas + Company and SCM Architects, a market study has been completed by CDS Market Research to determine demand and pricing pressures.

Concurrently, University Housing staff has completed a financial pro forma demonstrating the financial assumptions, revenue projections, expenses, and sequencing of all events and the total system performance through Phase I. The pro forma also allocates increasing resources for recapitalization of existing aging facilities within the department's housing system.

The primary goals of the plan are to:

- provide additional desirable, safe, and affordable housing that promotes student success in the face of increasing enrollment
- maintains the character of the institution as a residential university
- create more diversity of unit types and living arrangements within the housing system
- update, refresh, and renovate existing buildings deemed valuable for the system's future needs
- identify and create a plan that permits the demolition of buildings whose conditions or layout are not able to be corrected with reasonable effort or funds
- enhance the nature of student community development and academic success
- enhance the role of housing as a positive factor in the recruitment of students
- create a series of actions, over a defined timeline, that are financially feasible and supportive of the above

The first important step in this plan, the construction of 630 new student beds within Founders and Hotz Halls, has begun. These projects will bring increased diversity to the unit types available to students and enhanced environments that better support our living learning communities. Hotz Hall will be the new home to our Honors College community.

Phase I projects, proposed to come on line in fall 2015 in the south neighborhood, adjacent to Pomfret Hall will add another 692 student beds contained within two buildings to the system. This will bring system capacity to 6,409 beds.

The additional 692 beds in phase I (after Hotz and Founders) offsets a demand deficit due to enrollment increase (total demand less system capacity) of 2,805 beds, or 24.7 percent of the expected future deficit .

The University of Arkansas, Fayetteville respectfully requests the Board of Trustees authorize the University to commence design of the two buildings to be located adjacent to Pomfret Hall.



INTRODUCTION



From 2000 to 2011 the University of Arkansas's enrollment has increased almost 4 percent annually from 15,346 to 23,199*. This growth is expected to continue, reaching 28,091 students by 2015 when the University expects to maintain entering freshmen at 6,469 students (traditional and other). In September 2011 the University conducted a market analysis to evaluate potential demand for on-campus housing determining the need for an additional 2,800 beds.

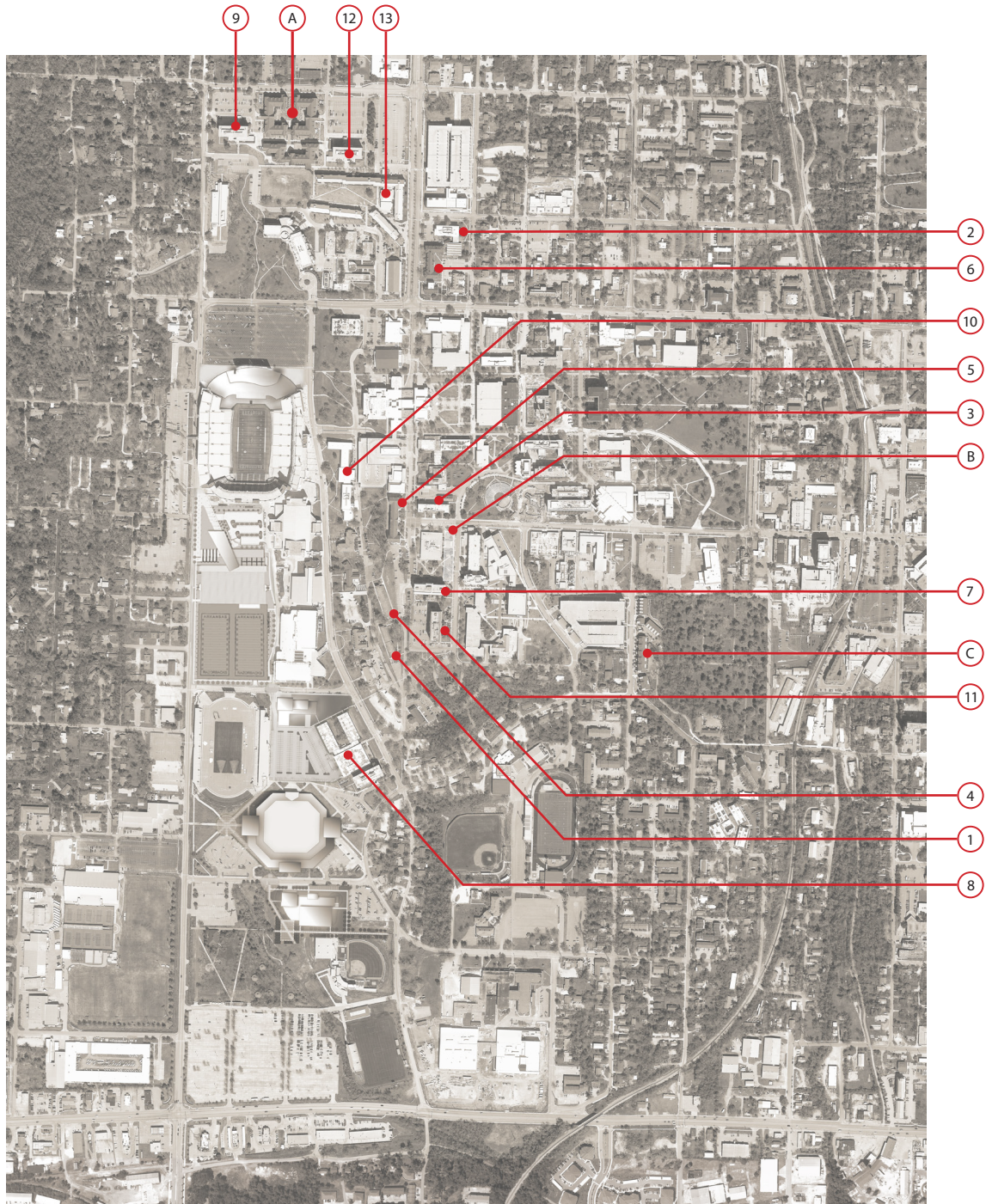
In December 2011, the University engaged SCM Architects in association with Hanbury Evans Wright Vlattas + Company to update the 2006 Comprehensive Housing Master Plan. The 2012 Update outlines a four phase, 8-year plan (2012 – 2020) to increase student housing focusing primarily on accommodating sophomores but also providing for upper year undergraduate students. This study did not perform evaluations of existing residence halls but rather focuses on new housing opportunities.

During the study the planning team evaluated eleven sites on campus. This evaluation resulted in a plan that defines two areas for expansion of student housing:

1. The green space south of Maple Hill and east of the Elanor Mann School of Nursing:
 - Two buildings with approximately 150 beds each in a suite style configuration
2. The area south of Pomfret Hall along Virginia Avenue:
 - Three buildings with approximately 300-350 beds each in a suite and semi-suite configuration
 - One building with approximately 180 beds in an apartment configuration
 - Maximize additional parking to meet 75 percent of new beds

To support this plan University Housing staff prepared a financial summary that appears in Appendix A.

**See page 9 of Student Housing Market Analysis Report*



UPDATING THE 2006 PLAN

Since the publication of the 2006 plan, and by fall 2013, the University will have completed modifications/renovations to several of its existing residence halls. Investments valued at over \$47 million, were made to the following buildings to address a variety of issues including mechanical, electrical, plumbing, and programmatic updates.

Building Name	Total Reinvestment
1. Buchanan Droke	\$ 547,157
2. Futrall	\$ 3,492,641
3. Gibson	\$ 298,948
4. Gladson Ripley	\$ 20,500
5. Gregson	\$ 1,417,520
6. Holcombe	\$ 2,321,187
7. Humphreys	\$ 5,433,311
8. Pomfret	\$ 24,817,634
9. Reid	\$ 4,030,664
10. Walton	\$ 6,634,348
11. Yocum (in process)	\$ 8,907,460
12. Hotz Hall (in process)	\$ 17,417,071
<ul style="list-style-type: none"> • Re-purposed from administrative office space to 416 traditional student beds and a programmatic renovation to accommodate the Honors program. Anticipated completion in fall 2013. 	
13. North West Quad	\$ 619,950

New construction has included the following:

- Maple Hill completed in two phases in 2008 and 2009, adding 1,079 additional suite-style beds
- Founders Hall scheduled to open in 2013, adding 214 traditional style beds (in process)
- Duncan Avenue Apartments completed in 2009, adding 200 apartment-style beds

By the fall of 2013, the University will have added approximately 1,900 beds to its inventory since 2006.

RENOVATIONS

1	Buchanan Droke
2	Futrall
3	Gibson
4	Gladson Ripley
5	Gregson
6	Holcombe
7	Humphreys
8	Pomfret
9	Reid
10	Walton
11	Yocum (in process)
12	Hotz Hall (in process)
13	Northwest Quad

NEW CONSTRUCTION

A	Maple Hill
B	Founders Hall (in process)
C	Duncan Avenue Apartments



NEW CONSTRUCTION

① Maple Hill

MAPLE HILL

The Maple Hill project is composed of 1,079 beds for freshmen and sophomores. The project features mainly two-bedroom four-person suites with one bathroom per suite. These residential communities include a staff apartment, classrooms, conference rooms, quiet study rooms, and a large fireplace lounge.

Maple Hill East

- Capacity: aprox. 346
- Freshmen and Sophomores
- Classrooms

Maple Hill West

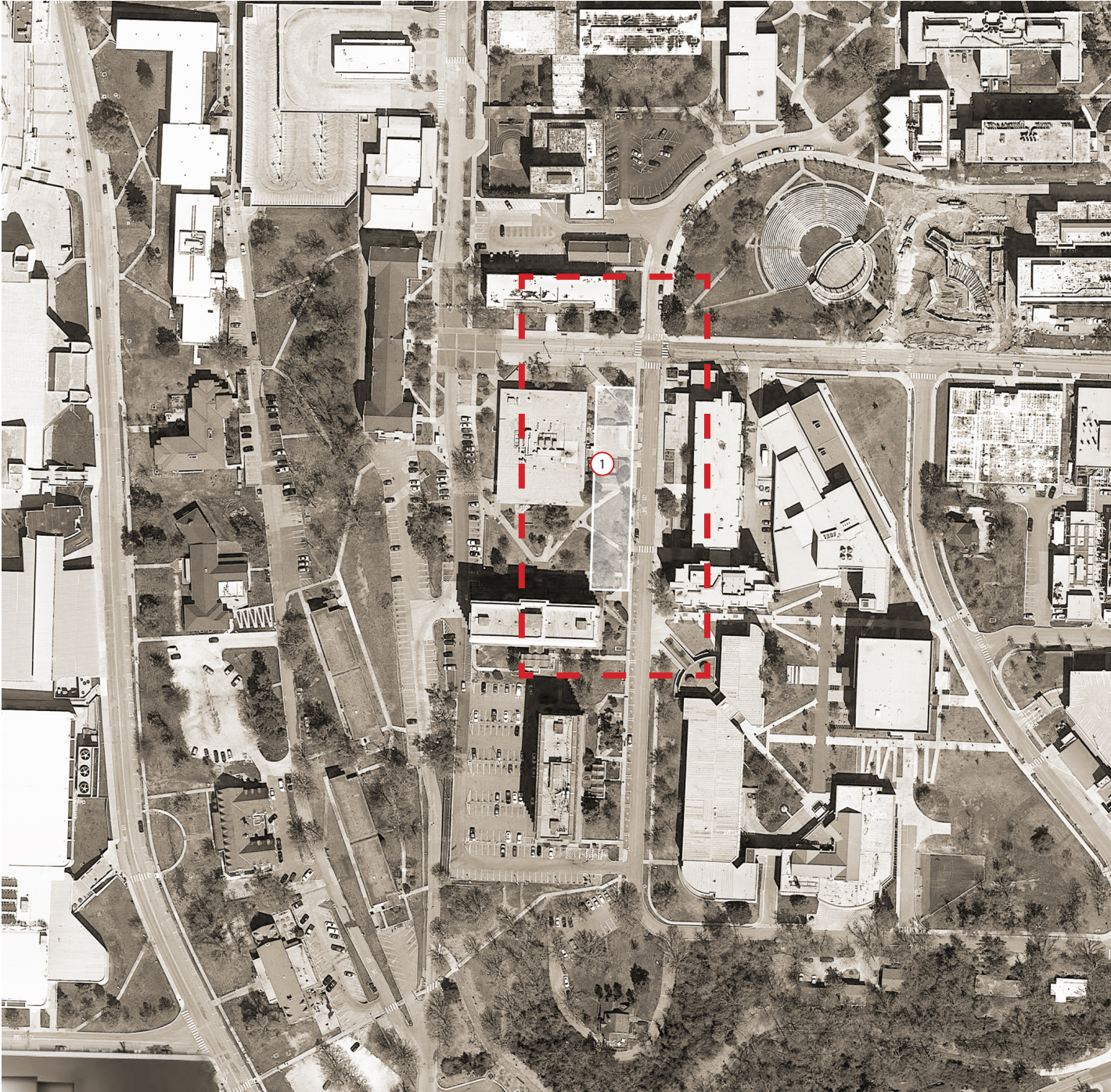
- Capacity: aprox. 376
- Freshmen and Sophomores

Maple Hill South

- Capacity: aprox. 357
- Freshmen and sophomores
- “The Hill” dining option and “Freshens”
- Classrooms

** Data taken from <http://housing.uark.edu/thehalls/mape/>

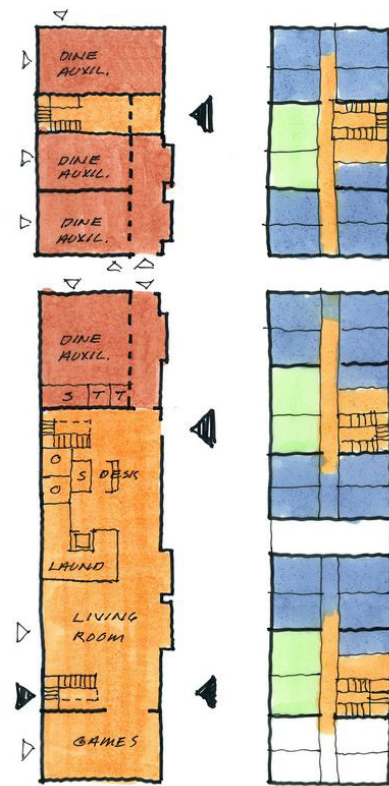




NEW CONSTRUCTION

- ① Founders Hall

Founders Hall



FOUNDERS HALL

- Opening fall 2013
- 5 & 6-Story
- 78,500 SF Collegiate Gothic architecture
- On McIlroy Avenue adjacent to Brough Commons
- Ground floor includes dining retail program and common spaces for students living in the building with a community kitchen, game room, and laundry room.
- Increases seating capacity of Brough Commons by 150 seats on the first floor and 225 seats on the second floor with a direct connection to the second floor of the existing dining hall.
- The second, third, fourth, fifth, and sixth floor will include student housing with a total capacity of 214 beds in single and double rooms with sinks, and a lower ratio of students to bathrooms.

Founders Hall Concept Drawings



Founders Hall 3D Renderings





Duncan Avenue Apartments

NEW CONSTRUCTION

- ① Duncan Avenue Apartments

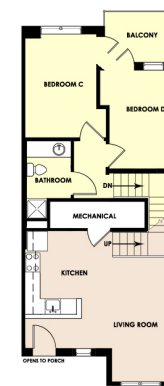


DUNCAN AVENUE APARTMENTS

- Capacity: 196 beds
- 4-bedroom apartments - one student per bedroom
- Ten-month and summer contracts available
- Fully furnished
- High speed internet
- All utilities except telephone included
- Cable with HBO included
- Washer and dryer in each apartment
- Full kitchen in each apartment with appliances
- Fire alarm and sprinkler system
- One and two bathroom floor plans available at different rates
- First “Green Globes” construction project on the University of Arkansas campus - energy efficient and environmentally friendly design
- Planned walking trails and exterior lighting
- Community Center with fitness center



First Floor



Second Floor



Third Floor

** Data taken from <http://housing.uark.edu/thehalls/dunc/>

PLAN UPDATE DRIVERS

The plan update was initiated due to a 3 to 4 percent annual increase in enrollment between the fall of 2006 and 2011 from 15,346 to 23,199 students. This trend is expected to continue, and we anticipate an increase to 28,091 students by the fall of 2015.

Currently, the University strives to attain its goal of being a residential campus as defined by the Carnegie Institute. The Carnegie classification states that a primarily residential campus has 25-49 percent of degree-seeking undergraduates living on campus. The University currently requires all single freshmen under twenty-one (21) years of age to live on campus, and in the fall of 2011, the distribution by class year in the campus residence system was as follows:

- Traditional freshman – 88.9 percent
- Other freshman – 12 percent
- Sophomores – 11.6 percent
- Juniors – 6.6 percent
- Seniors – 3.3 percent

Capture rates during this same period were 26.7 percent of all undergraduate students and .85 percent of graduates students.

Building	Student Classification	Male / Female / Coed	Traditional	Semi-Suites	Full Suites	Apartments
Buchanan Droke	Fr / So	F	100			
Duncan Ave Apartments	Jr / Sr / Gr	C				196
Futrell	Fr / So	C	195			
Gibson	UG	F	100			
Gladson Ripley	Fr / So	M	101			
Gregson	Jr / Sr	C	203			
Holcombe	UG	C	143			
Humphreys	Fr	C	432			
Maple Hill East	Fr / So	C		346		
Maple Hill South	Fr / So	C		357		
Maple Hill West	Fr / So	C		376		
Northwest Quad	UG	C			602	
Pomfret FYE - B Wing	F	C	398			
Pomfret Hantz - C & D Wing	UG	C	397			
Reid	Fr	F	459			
Walton	Jr / Sr	C	152			
Yocum	UG	C	530			
Sub-Totals			3210	1079	602	196
Totals			5087			

System Bed Counts



PROJECTS IN PROCESS

- ① Hotz Hall
- ② Founders Hall

FUTURE PROJECTS

- ③ Demo Buchanan - Droke*
- ④ Demo Gladson - Ripley*
- ⑤ Pomfret #1 and #2
- ⑥ Maple Hill
- ⑦ Pomfret #3
- ⑧ Virginia Avenue

DEFINING SUCCESS

The goal of the plan is to create a successful housing system that accomplishes the following:

- Creates a South Campus Housing Neighborhood similar to North Campus that is a vibrant community, correcting the current perception of isolation and creating synergy with existing Pomfret dining
- Accommodates projected enrollment
- Maintains a resident population that meets the University's goal of alignment with the Carnegie Institute's classification of a residential campus
- Defines a mix of units that aligns with student demands and desires, especially those of sophomores and other upperclassmen
- Creates a financial plan that allows facility renewal and replacement, makes on-campus housing affordable and competitive with housing off-campus and balances liquidity in the University's auxiliary pool bonds

*Buchanan-Droke and Gladson-Ripley

The 2004 Housing Master Plan report recommended Buchanan-Droke and Gladson-Ripley be demolished. Because of their location near the center of campus and their historically strong student communities further investigation is needed in order to determine the feasibility of renovation prior to making a final decision regarding these housing facilities.

PROCESS

The Planning Team worked with a Steering Committee consisting of University staff and students beginning in December of 2011 concluding in September 2012. The group evaluated eleven sites around campus for the potential of new housing. Two primary factors in determining viability of a site were existing parking impact and potential cost of construction.

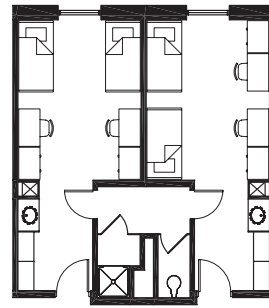
Parking is a significant issue on campus. The University has determined that a fee of \$8,850 will be applied to 75 percent of design beds for each new project constructed on campus except for the Pomfret area. In the Pomfret area a fee of \$6,000 will be applied. Many of the sites studied were occupied by either paved or unpaved parking. Because of this, the Steering Committee removed any site from consideration where demolition of parking was required.

Another factor considered was cost of construction on the core campus due to the need to maintain a collegiate architectural presence embracing the institution's rich history. These needs make construction on the core campus more expensive. Mixtures of unit types were evaluated in order to achieve a financially viable building program. It was determined that semi-suite style units are the most appropriate unit for near future development.

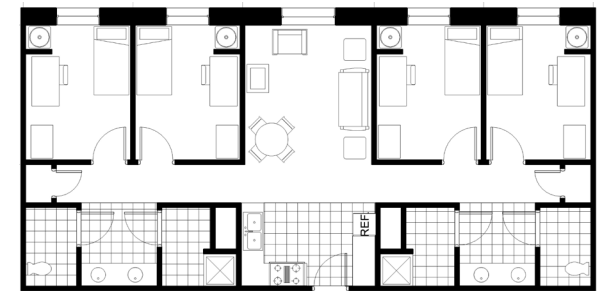
The Steering Committee chose to focus new housing in two areas:

- The area south of Pomfret Hall along Virginia Avenue
- The lawn area south of Maple Hill residences

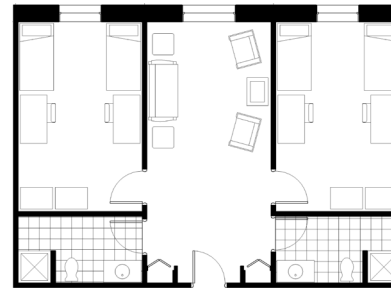
UNIT STYLES EXPLORED IN THE STUDY



Double Semi-Suite Unit



4 Single Bedroom Apartment Unit



Double Suite Unit



4 Single Bedroom - Suite Unit

PROGRAM OPTIONS

The University desires to develop a housing system that aligns with students' needs and desires. The market study indicated that by 2015 there would be a demand for 2,805 new beds on campus. With the construction of Founders Hall and the renovation/conversion of Hotz Hall it is anticipated that freshman demand will be met. The study identified a deficit will exist for the following student classifications and unit types:

	Beds Needed	Most Appropriate Unit Type	Second Most Appropriate Unit Type
• Sophomores	1,210	semi-suite	suite
• Juniors	688	suite	single student apartment
• Seniors	625	single student apartment	single student apartment
• Graduates	282	single student apartment	single student apartment

If the University were to construct this number of beds, the anticipated distribution of students living on campus

would be 38 percent undergraduates and 6 percent graduates or 34 percent of all students. Individual break down by class year would be as follows:

- Freshman 85 percent
- Sophomores 41 percent
- Juniors 21 percent
- Seniors 12 percent

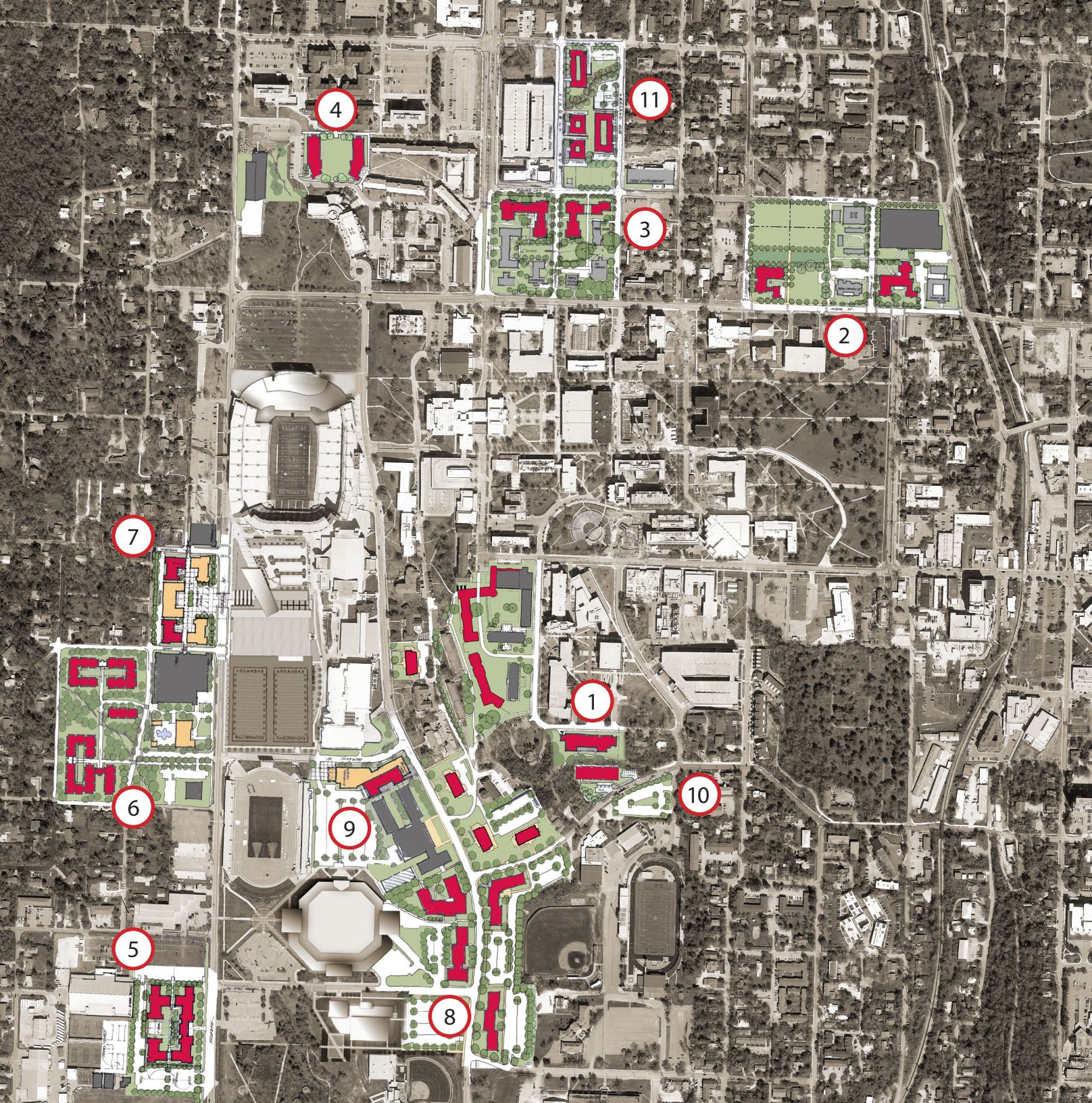
During discussion with the Steering Committee the pros and cons of this distribution scenario were discussed. It was concluded that the plan should:

- Target to meet half of the demand by 2015
- Then conduct a new market study to reevaluate demand.

Student Class.	Most Appropriate Unit Type	Second Most Appropriate Unit Type	2011	2012		Hotz and Founders Additions	Housing Mgmt Adjustments *	2013		2014		2015	
			Current Deficiency	Additional Incremental Demand	Total Demand			Additional Incremental Demand	Total Demand	Additional Incremental Demand	Total Demand	Additional Incremental Demand	Total Demand
Fresh.	Traditional Dormitory	Semi-Suite	27	19	46	-591	453	22	-70	34	-36	36	0
Soph.	Semi-Suite	Suite	1178	98	1276		-492	107	891	155	1046	164	1210
Jr.	Suite	Apartment	530	40	570			23	593	46	639	49	688
Sr.	Apartment	Apartment	448	47	495			29	524	49	573	52	625
Grad.	Apartment	Apartment	226	15	241			8	249	16	265	17	282
Total			2409	219	2628	-591	-39	189	2187	300	2487	318	2805

* Hotz and Founders Hall are acceptable to Sophomores. Hotz and Founders Hall are now 416 and 214 beds (total 630), respectively.

Student Housing demand as stated in the CDS Market Analysis, Hotz and Founders additions later adjusted by Housing Management.



STUDENT HOUSING SITES STUDIED

1	McIlroy Hill
2	Rose Hill East
3	Rose Hill West
4	Maple Hill
5	IM Fields
6	Razorback Road South
7	Razorback Road North
8	Virginia Avenue
9	Pomfret Hall / Athletics
10	Clinton Avenue East
11	Lindell Avenue

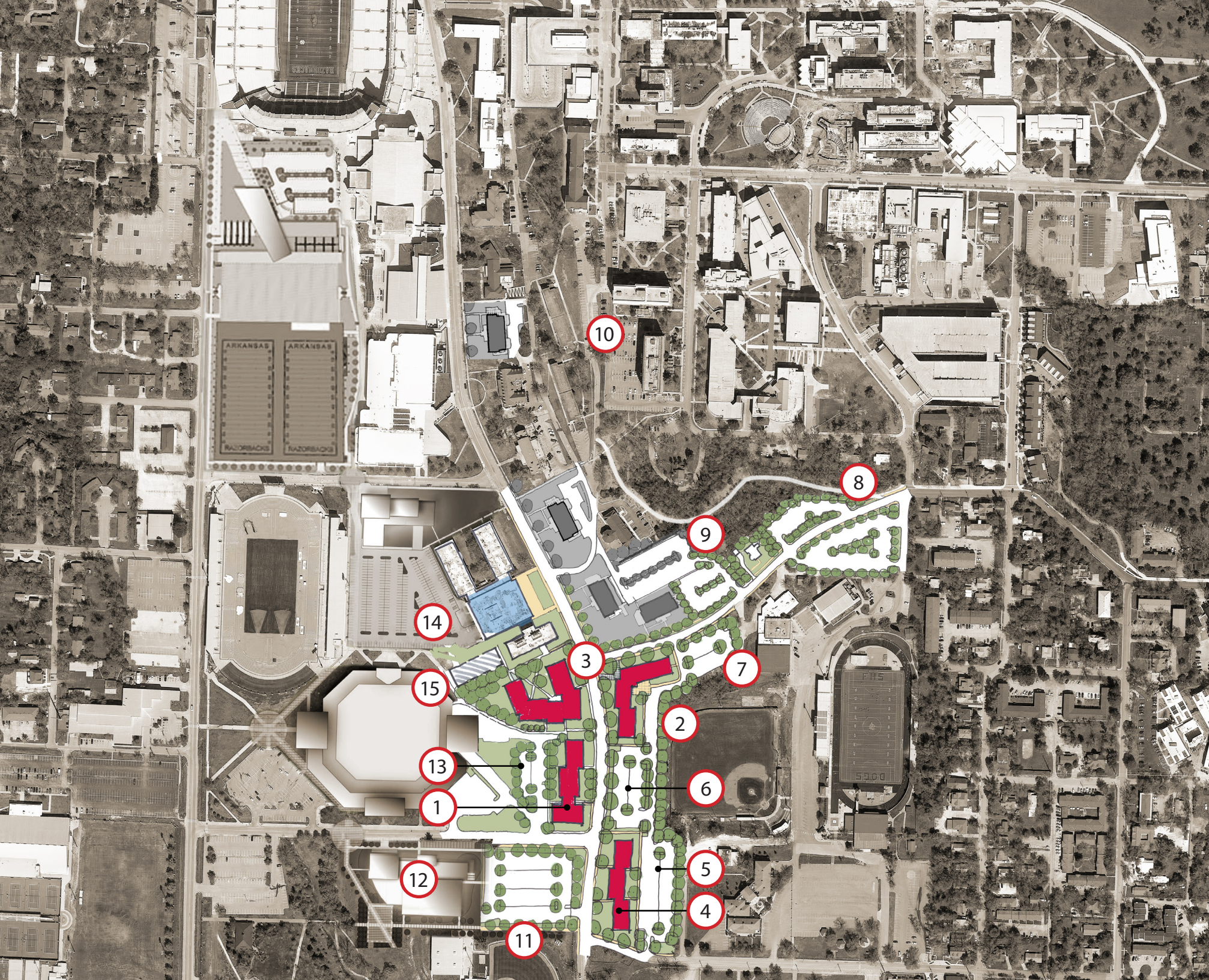
SITE PLANNING

Of the eleven sites that were evaluated in this study, two areas of campus were chosen for inclusion in the short-term plan. The site criteria for the chosen sites were:

- The absence of existing parking lots
- The ability to construct in harmony with the site and neighborhood

The sites chosen are as follows:

- South of Pomfret Hall along both sides of the proposed realigned Virginia Avenue
 - 998 beds in a semi-suite/full suite configuration
- South of Pomfret Hall on the corner of Virginia Avenue and West Stone Street
 - 180 beds in an apartment configuration.
- South of Maple Hill residences and west of North Quad residences on the existing sloped open space
 - 300 beds in a suite style configuration



PREFERRED SITE A

PROJECT TITLE:

POMFRET / VIRGINIA AVENUE SEMI-SUITES AND APARTMENTS

Project Description

Project Type	New Construction
Scope of Work	<ul style="list-style-type: none"> • New single student semi-suite and apartment style residence halls primarily for sophomore students. • Potential demolition of Gladson/Ripley
Built Area	<p>① ± 88,000 gsf</p> <p>② ± 82,000 gsf</p> <p>③ ± 109,600 gsf</p> <p>④ ± 62,000 gsf</p>
Capacity	<p>998 beds, in 2-4 person suites and semi-suites with double occupancy bedrooms</p> <p>180 Apartment beds</p>

Proposed Project Budget

Total Project Cost	\$ 58,283,102	Phase 1 only
	\$ 1,250,000	Demolition

Anticipated Schedule

Anticipated Opening	① Fall 2015
	② Fall 2015
	③ TBD
	④ TBD

* Cost of any new housing will require investment in Pomfret Dining

SOUTH CAMPUS HOUSING PRECINCT

①	349 Beds - Semi-Suite	Phase 1
②	349 Beds - Semi-Suite	Phase 1 *
③	300 Beds - Suites and Semi-Suites	Phase 3
④	180 Beds - Apartments	Phase 4
⑤	±125 Parking Spaces	
⑥	±90 Parking Spaces	
⑦	±50 Parking Spaces	
⑧	±153 Parking Spaces	
⑨	±162 Parking Spaces	
⑩	Gladson-Ripley, Buchanan-Droke Halls **	
⑪	±208 Parking Spaces	
⑫	Proposed Basketball Practice Facility	
⑬	±55 Parking Spaces***	
⑭	Existing Pomfret Dining *	
⑮	Future Regional Plant	

*See Preferred Site B Page 19 for Phase 2 at Maple Hill

** Dependant on final determination of existing residence hall building usage.

*** Coordinate with arena loading area design



PREFERRED SITE B

PROJECT TITLE: MAPLE HILL SUITES

Project Description

Project Type	New Construction
Scope of Work	New single student suite style residence hall for sophomore students.
Built Area	① 103,200 gsf
Capacity	300 beds, in 2-4 person suites with double occupancy bedrooms

Proposed Project Budget

Total Project Cost	\$ TBD
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Anticipated Schedule

Anticipated Opening	① TBD
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* Cost of any new housing will require investment in the Roberta Fulbright Dining Hall

MAPLE HILL PROGRAM

①	±300 Beds - Suite Style	Phase 2
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APPENDIX 1 - FINANCIAL MODELS

SUMMARY

In 2005, the University engaged in a Housing Master Plan which resulted in the construction of 1,279 new student beds valued at \$98,000,000. Through fiscal 2011, Housing has re-invested \$54,000,000 in renovations via reserves and bonding guided by the understanding that the maintenance and protection of the existing system is of equal importance to adding new beds. It also incorporated staffing levels necessary to maintain infrastructure and programs within its overall system. Despite inflation, Housing has been able to develop reserves to support this renovation strategy by increasing bed revenues while keeping operating expenses nearly flat.

This 2012 Housing Master Plan Update proposes the addition of 1,322 (includes Hotz and Founders Hall) new student beds in configurations desirable to the 21st Century student while simultaneously increasing capital re-investment dollars (nearly 40 percent through fiscal 2025). These new beds represent 38 percent of the fall 2015 demand indicated in the Market Demand Survey conducted by CDS Market Research, Inc. of Houston, Texas. This update also explored a variety of unit types to include semi-suites, full-suites, and apartments. However, the resulting financial plan only includes semi-suites for new construction as full-suites and apartments did not appear financially viable given project cost parameters and rental market rate limitations.

Material assumptive parameters informing the University Housing System financial plan are:

1. External Influences

- Projected enrollment (as provided by University Admissions)
- Bed Demand by fall 2015 of 3,435 (includes Hotz and Founders)
- Rating strategies appropriate for the local market
- Master Lease agreement with local landlord ending after FY13
- Taking Buchanan-Droke and Gladson-Ripley off-line during the summer FY16 - approximately 201 beds

2. Project Cost and Bonding

- Project costs as developed in the Housing Master Plan Update and incorporated without change
- Project cost inflation factor of 3.0 percent
- 1,322 New Beds added (38 percent of estimated demand by fall 2015)
- Bond parameters
 - 5.0 percent interest rate
 - amortization term 30 years
 - 1st year debt service capitalized
 - 1 percent issuance fee
- Other Funding - \$3,273,000 in departmental reserves used to buy-down bond volume for Hotz Hall and Founders Hall projects

3. Operations

- Status quo of housing system capture rates of enrollment, by student classification
- Maximum system occupancy of 95 percent
- Less than half of expected demand per the Market Demand Study assumed captured by Fall 2015
- Maintaining a Debt Service coverage in excess of a minimum of 1.20
- Rate Increases
 - 5.0 percent FY14 through FY17
 - 4.0 percent FY18
 - 3.0 percent thereafter
- Other Revenue Rate Increases of 2.0 percent
- Operating Expense Increases
 - 2.0 percent Human Resources
 - 5.0 percent Utilities
 - 3.0 percent Maint, Repairs, Supplies & Services
 - 2.0 – 3.0 percent Transfer Out
- Capital Re-investment increases in order to align with the Association of Physical Plant Administrators (APPA) recommended minimum standard of 1.5 percent of current replacement value (CRV)
- Three-tiered rating strategy maintained

FISCAL YEAR	-----RESERVE & SYSTEM OPERATIONS-----			---CAPITAL RE-INVESTMENTS SNAPSHOT---			-----NEW PROJECT COSTS & ANNUAL CASH FLOWS-----						
	DEBT SERVICE COVERAGE RATIO	REPLACEMENT RESERVE BALANCE	ENTIRE SYSTEM - CASH FLOWS	Combined % of CRV	INCREASE CAPITAL BY \$ (to Approach APPA Minimum Standard of 1.5%)	PREVIOUSLY PLANNED CAPITAL	TOTAL NEW PROJECTS	HOTZ HALL	HOUS ADMIN - HOTZ RELATED	UPTOWN CAMPUS - HOTZ RELATED	FOUNDERS HALL	POMFRET SEMI SUITE #1	POMFRET SEMI SUITE #2
	1.20 Minimum	Minimum \$2.0M				# Beds Budget - Current Cost / Bed							
2013	1.45	\$5,039,624	(\$1)	0.75%	\$823,157	\$2,433,989	1,322	416			214	346	346
2014	1.33	\$3,678,527	(\$739,956)	0.75%	\$1,273,873	\$2,602,452	\$106,254,126	\$17,400,756	\$4,969,134	\$4,900,192	\$20,700,941	\$29,141,551	\$29,141,551
2015	1.40	\$2,640,099	\$33,795	0.75%	\$1,178,201	\$2,837,913		\$65,553			\$96,733	\$84,224	\$84,224
2016	1.35	\$2,597,797	\$312,669	0.75%	\$1,438,662	\$3,137,553							
2017	1.38	\$2,614,011	\$674,473	0.75%	\$1,319,818	\$3,422,118							
2018	1.43	\$3,245,188	(\$92,355)	1.00%	\$2,508,395	\$3,881,730							
2019	1.46	\$3,074,607	\$221,814	1.00%	\$2,387,623	\$4,228,612							
2020	1.49	\$3,234,575	\$527,659	1.00%	\$2,243,623	\$4,608,946							
2021	1.58	\$3,698,549	(\$136,767)	1.25%	\$3,523,996	\$5,187,174							
2022	1.61	\$3,496,185	\$116,519	1.25%	\$3,368,807	\$5,649,493							
2023	1.63	\$3,545,130	\$395,443	1.25%	\$3,182,871	\$6,156,352							
2024	1.66	\$3,870,978	(\$59,265)	1.35%	\$3,596,549	\$6,782,587							
2025	1.69	\$3,739,965	\$155,734	1.35%	\$3,357,176	\$7,394,287							
					\$30,202,751	\$58,323,206	\$4,337,953	\$8,498,773	(\$5,173,024)	(\$3,995,148)	(\$1,126,709)	\$3,067,030	\$3,067,030

Financial Planning Summary provided by University Housing Department*

Phase	Project	Unit Type	Revenue Beds/Units	Development Budget	Scheduled Completion
	Hotz Hall	House Style Doubles	416	\$17,417,071	August 2013
	Founders Hall	House Style Doubles	214	\$20,951,347	August 2013
1	Pomfret #1	Semi-Suites	346	\$29,141,551	August 2015
	Pomfret #2	Semi-Suites	346	\$29,141,551	August 2015
1	Buchanan - Droke Gladson - Ripley	Traditional	-201	\$1,250,000	August 2016
Phase 1 Total			1121	\$97,901,520	
2	Maple Hill	Semi-Suites	300	\$ TBD	TBD
3	Pomfret #3	Semi-Suites	300	\$ TBD	TBD
4	Virginia Avenue	Apartments	180	\$ TBD	TBD
Phase 2, 3 & 4 Totals			780	\$ ~	

Timeline for beds considered in Housing Master Plan Update

* As referred to on page 11, Buchanan-Droke's and Gladson-Ripley may continue to serve as residence halls beyond 2016. If so, the revenue from these student beds will positively impact the financial summary.

APPENDIX 1 - FINANCIAL MODELS - ADDITIONAL FINANCIAL CONSIDERATIONS

IMPACT OF HOUSING BUILD-OUT IN POMFRET AREA ON DINING OPERATION

As University Housing plans expansion, most likely in the area of the present Pomfret Hall, Campus Dining offers the following items for consideration concerning the dining program in that area:

- The dining area in Pomfret has been basically unchanged since the summer of 1998. Pomfret is the only dining facility on campus not to offer a variety of cook-to-order stations. Areas that have been upgraded are mostly cosmetic in scope and do not reflect the level of service in other dining halls. A redo of the serving pods and reconfiguration of the serving area would be a minimum start.
- Seating is adequate for the present number of residents in the area. The plan to add over 700 additional beds in the Pomfret area would dictate the addition of a minimum of 200 – 300 additional seats. This most likely could be accomplished by extending the seating area over approximately three quarters of the space above the Great Room. Doing this would not only provide the additional seating areas needed but would allow for an opening up of the beverage island, salad bar areas and reconfiguring of the service stations.
- While most of the existing kitchen equipment is in good shape and would continue to be used, the kitchen area is in need of updating in terms of layout, ventilation, and cooler/freezer space.
- With the number of beds being proposed and the desire to develop a sense of community similar to the Maple Hill area, we would propose some retail be provided in the new residence hall buildings. Operations similar to The Hill Grill and the Club Red / Freshens hybrid properly sited to face the new housing complex and public pathways to Bud Walton arena would be ideal.
- The addition of the extra beds and new retail operations would cause a need to expand bulk storage for dry goods, refrigerated items, and frozen products in the Pomfret receiving space. This and

good access for delivery vehicles designed with student patterns and the needs of Bud Walton in mind.

- An important consideration as all of this takes place is to remember the need for employee parking and access. The impact of Bud Walton on these areas is huge and cannot be forgotten.

The upgrade of the present Pomfret dining facility and support functions along with the addition of retail in the new housing spaces seems to be an effective manner of addressing the needs occasioned by increased housing in this area. A caution would be to keep in mind all aspects of this proposal tie together and are needed for its success.

IMPACTS ON HOUSING PLANS OF THE LOWER FUTURE ENROLLMENT LEVEL

Should the enrollment not increase to the level of 28,000 as presented in the Market Demand Study, but rather level off at, say, 25,000 this Master Plan Update is still viable since even at 25,000 only less than 50 percent of calculated bed demand will have been satisfied after the build-out presented and quantified herein. Refer to the table B-1 below for more detail.

SCHEDULE B-1

Please note the Maple area semi-suite listed below has not been quantified. The preference for this site could be enhanced considerably if additional parking were acquired by the University in the area. However, a combination of strong architectural style requirements and parking impact fee (PIF) allocations could quickly render the project financially not feasible. Our understanding is that there are utilities in the area that could service the site." Also, the impact on the Dining Operation in the Maple Hill area has yet to be reviewed and quantified.

COMPUTATION OF FUTURE UNMET DEMAND AT ENROLLMENT OF 25,000

	Fall	2012	2013	2014	2015	2016
UNMET HOUSING DEMAND						
Enrollment Projection		24,325	25,190	25,190	25,190	25,190
Potential Housing Demand		7,687	7,883	7,883	7,883	7,883
Current System Capacity		5,068	5,068	5,068	5,068	5,068
Raw Unmet Housing Demand		(2,619)	(2,815)	(2,815)	(2,815)	(2,815)
BUILD OUT						
Hotz Hall			416	416	416	416
Founders Hall			214	214	214	214
Pomfret Area Semi-Suite #1				346	346	
Pomfret Area Semi-Suite #2				346	346	
Re-purpose of Walton Hall ^{Note 1}			(152)	(152)	(152)	(152)
Two smaller Buildings Taken off line ^{Note 2}						(201)
Maple Area Semi-Suite (<i>not costed</i>) ^{Note 3}						346
Total build out		0	478	478	1,170	1,315
Adjusted Unmet Housing Demand		(2,619)	(2,337)	(2,337)	(1,645)	(1,500)
Build out as % of Unmet Demand			17.0%	17.0%	41.6%	46.7%

ENROLLMENT PROJECTION

	Potential Capture Rate	2012	2013	2014	2015	2016
Freshmen - Traditional	85%	4,450	4,450	4,450	4,450	4,450
Freshmen - Other	25%	1,655	1,742	1,742	1,742	1,742
Sophomore	41%	4,251	4,511	4,511	4,511	4,511
Junior	21%	3,844	3,994	3,994	3,994	3,994
Senior	12%	5,545	5,788	5,788	5,788	5,788
Undergraduate	38%	19,745	20,485	20,485	20,485	20,485
Graduate/Professional	6%	4,580	4,705	4,705	4,705	4,705
Total Enrollment	34%	24,325	25,190	25,190	25,190	25,190

Note 1: Walton Hall removed from general student population to service Greek Chapter housing needs

Note 2: Gladson-Ripley (101 beds) and Buchanan-Droke (100 beds) Halls are scheduled to be removed from service commencing fall 2016. Additional investigating is being conducted to determine the viability of re-vitalizing these buildings - keeping them in service.

Note 3: Master Plan update describes two Full Suite Bldgs housing 300 students . Contemplated in the listing above is a more financially efficient Semi-Suite solution housing 346 student directed at the under served sophomore cohort.

APPENDIX 2 - MARKET STUDY

EXECUTIVE SUMMARY

CDS Market Research conducted a market study in order to determine the quantity and type of additional student housing units/beds needed to house the current and future student enrollment. The study included site visits of both on-campus and off-campus housing options along with focus group interviews with students, staff, and property managers.

Between 2011 and 2015, the University has projected enrollment to grow at a rate of 3 - 4 percent annually or 23,199 to 28,091 respectively. The University requires single freshmen under twenty-one (21) years of age to be housed on campus, contributing to a decrease in upper class capture rates as illustrated below:

	2010	2011
• Freshman - Traditional	85.2 %	88.9 %
• Freshman - Other	21.7 %	12.0 %
• Sophomore	19.4 %	11.6 %
• Junior	10.0 %	6.6 %
• Senior	4.3 %	3.3 %
• Undergraduate Capture Rate	23.0 %	21.9 %

Student Class.	Most Appropriate Unit Type	Second Most Appropriate Unit Type	2011	2012		Hotz and Founders Additions	Housing Mgmt Adjustments *	2013		2014		2015	
			Current Deficiency	Additional Incremental Demand	Total Demand			Additional Incremental Demand	Total Demand	Additional Incremental Demand	Total Demand	Additional Incremental Demand	Total Demand
Fresh.	Traditional Dormitory	Semi-Suite	27	19	46	-591	453	22	-70	34	-36	36	0
Soph.	Semi-Suite	Suite	1178	98	1276		-492	107	891	155	1046	164	1210
Jr.	Suite	Apartment	530	40	570			23	593	46	639	49	688
Sr.	Apartment	Apartment	448	47	495			29	524	49	573	52	625
Grad.	Apartment	Apartment	226	15	241			8	249	16	265	17	282
Total			2409	219	2628	-591	-39	189	2187	300	2487	318	2805

* Hotz and Founders Hall are acceptable to Sophomores. Hotz and Founders Hall are now 416 and 214 beds (total 630), respectively.

Student Housing demand as stated in the CDS Market Analysis, Hotz and Founders additions later adjusted by Housing Management.

An analysis of the private sector apartment offerings in Fayetteville revealed 13,219 current beds and 3,000 planned beds in the market:

	Beds	Percentage
• Studio	258	2.0 %
• One bedroom	5,138	38.9 %
• Two bedroom	7,271	55.0 %
• Three bedroom	504	3.8 %
• Four bedroom	48	0.4 %
• Vacancy rate	1,303	9.9 %

An analysis of the Apartment offerings nearby campus revealed 3,766 beds within one mile radius and 8,079 beds within a two mile radius*.

	One Mile		Two Mile	
• Studio	192	5.1 %	249	3.1 %
• One bedroom	2,218	59.4 %	3,612	44.9 %
• Two bedroom	1,249	33.4 %	3,830	47.6 %
• Three bedroom	70	1.9 %	309	3.8 %
• Four bedroom	6	0.2 %	46	0.6 %
• Vacancy rate	401	10.7 %	826	10.3 %

*See page 21 of Student Housing Market Analysis Report

The study revealed the desire for students to reside on-campus if there are beds available. The potential demand for on-campus housing is based on several factors:

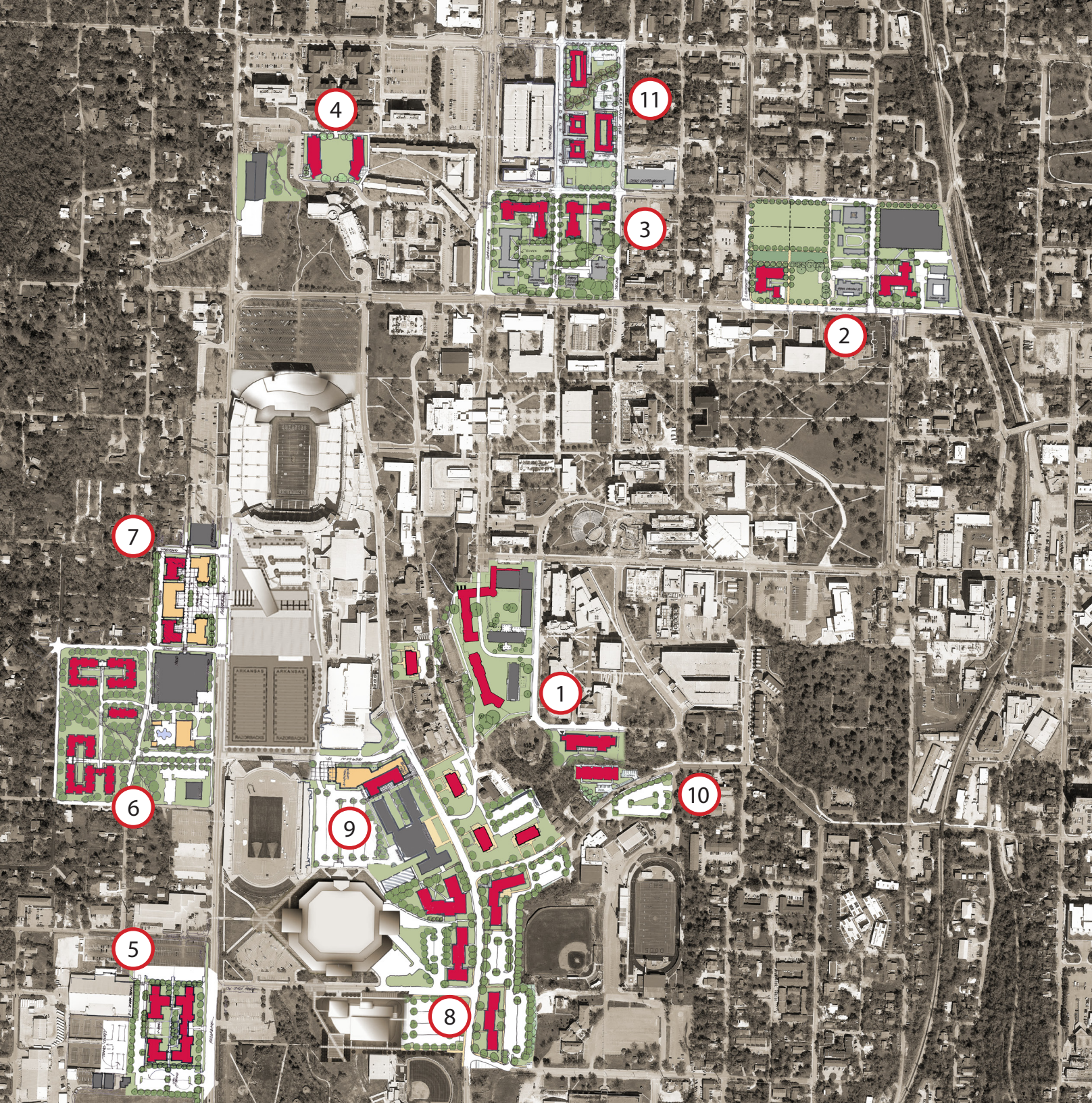
- projected and continued enrollment growth
- strong performance of the existing housing system
- shift of upper-class students out of the housing system
- student and parent preference for on-campus offerings
- achieving the correct unit type mix
- rates remaining competitive to the market housing.

The expected 2015 demand is 2,805 beds (after bringing Hotz and Founders Halls on line) or an overall 38 percent capture rate as illustrated below:

	Beds	Unit Type	Capture Rate %
• Freshman	0		
• Sophomore	1,210 needed	suite	41 %
• Junior	688 needed	apartment	21 %
• Senior	625 needed	apartment	12 %
• Graduate/other	282 needed	apartment	6 %

Note:

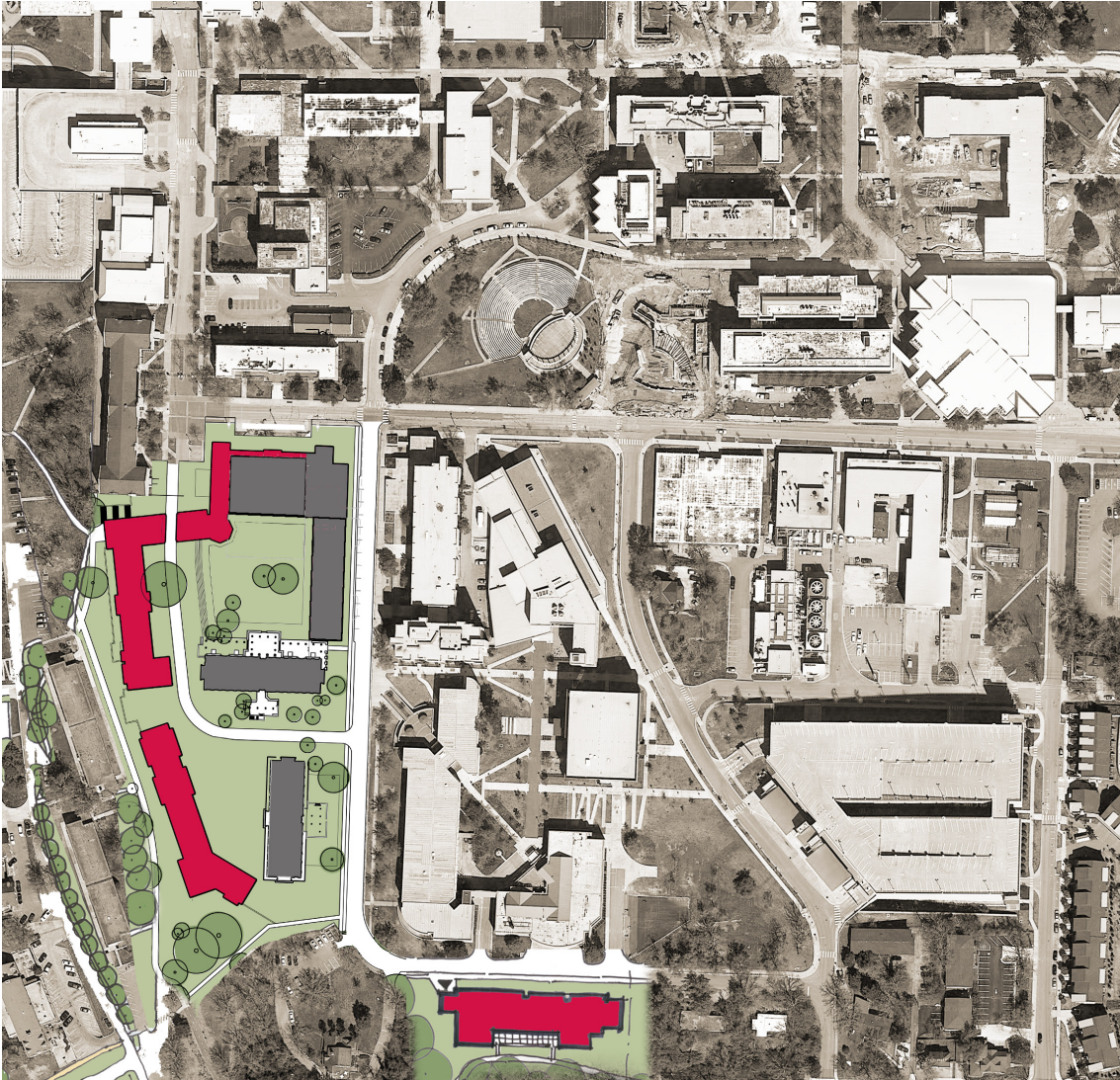
The Sophomore bed demand has been adjusted by Housing Management from the original Student Housing demand as stated in the CDS Market Analysis in order to align with Hotz and Founders Hall assignment changes.



STUDENT HOUSING SITES STUDIED

- | | |
|----|--------------------------|
| 1 | McIlroy Hill |
| 2 | Rose Hill East |
| 3 | Rose Hill West |
| 4 | Maple Hill |
| 5 | IM Fields |
| 6 | Razorback Road South |
| 7 | Razorback Road North |
| 8 | Virginia Avenue |
| 9 | Pomfret Hall / Athletics |
| 10 | Clinton Avenue East |
| 11 | Lindell Avenue |

APPENDIX 3 - SITES STUDIED



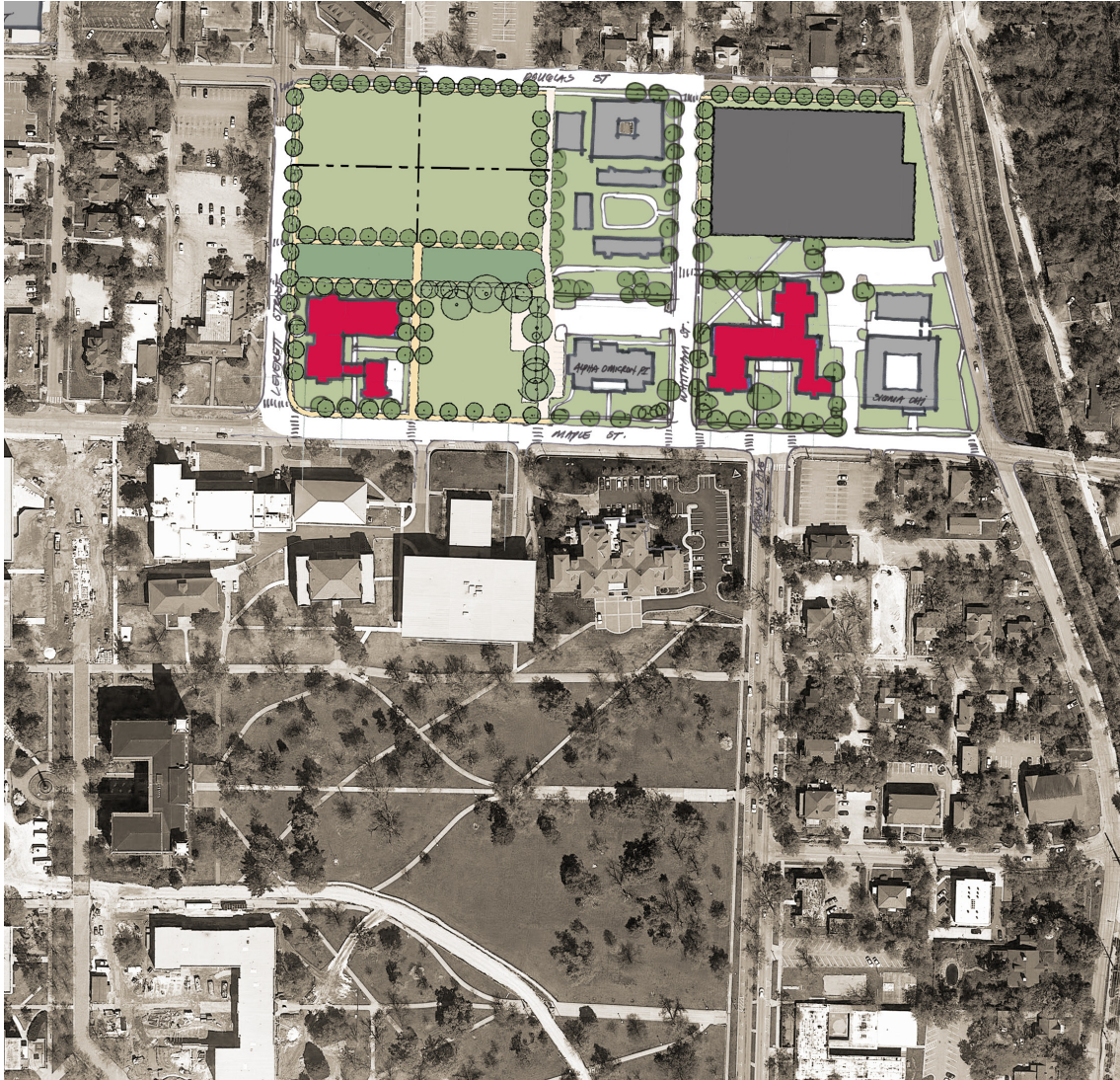
MCILROY SITES

580 Residence Hall Beds

Barriers to Development:

- Topography
- Architectural implication to cost of construction \$250+/GSF
- Brough Dining needs to be expanded
- Loss of 260 existing parking spaces

* Recognizing the University's goal of being a top 50 research university and in accordance with the 2010 Destination Graduation Task Force emphasis on learning communities, University Housing continues to pursue learning community initiatives



ROSE HILL EAST

5 Parcels for Sorority Houses

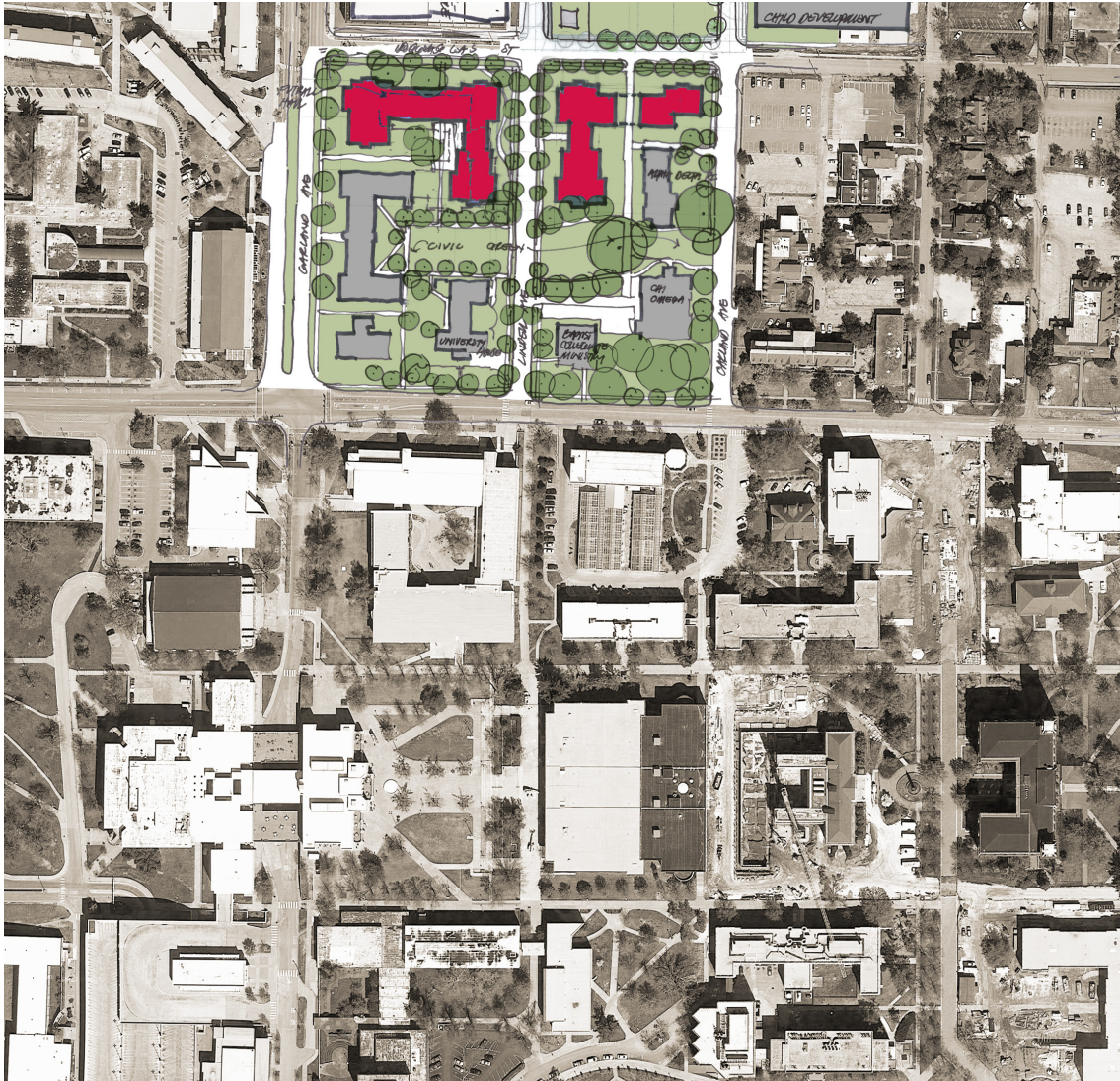
Barriers to Development:

- Loss of 248 parking spaces

300 Beds Residence Hall Beds

Barriers to Development:

- Some property not owned
- Requires parking deck to be advanced
- Lack of proximate dining facility
- Loss of 416 parking spaces



ROSE HILL WEST

800 Residence Hall Beds (sketch left)

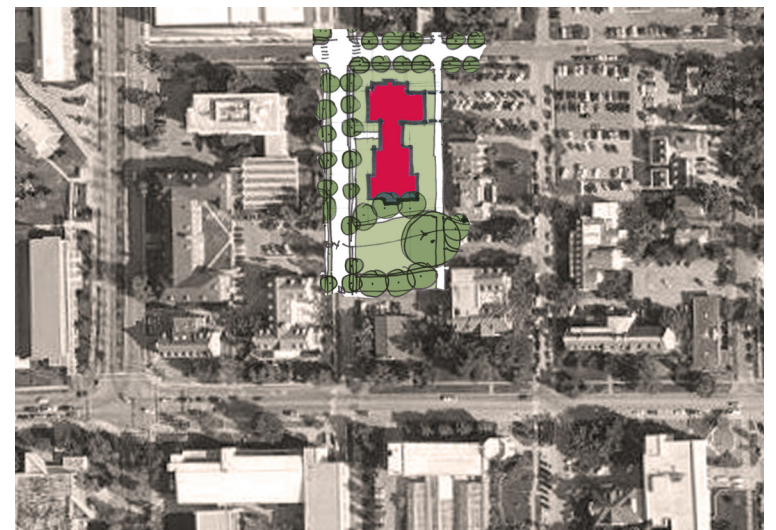
Barriers to Development:

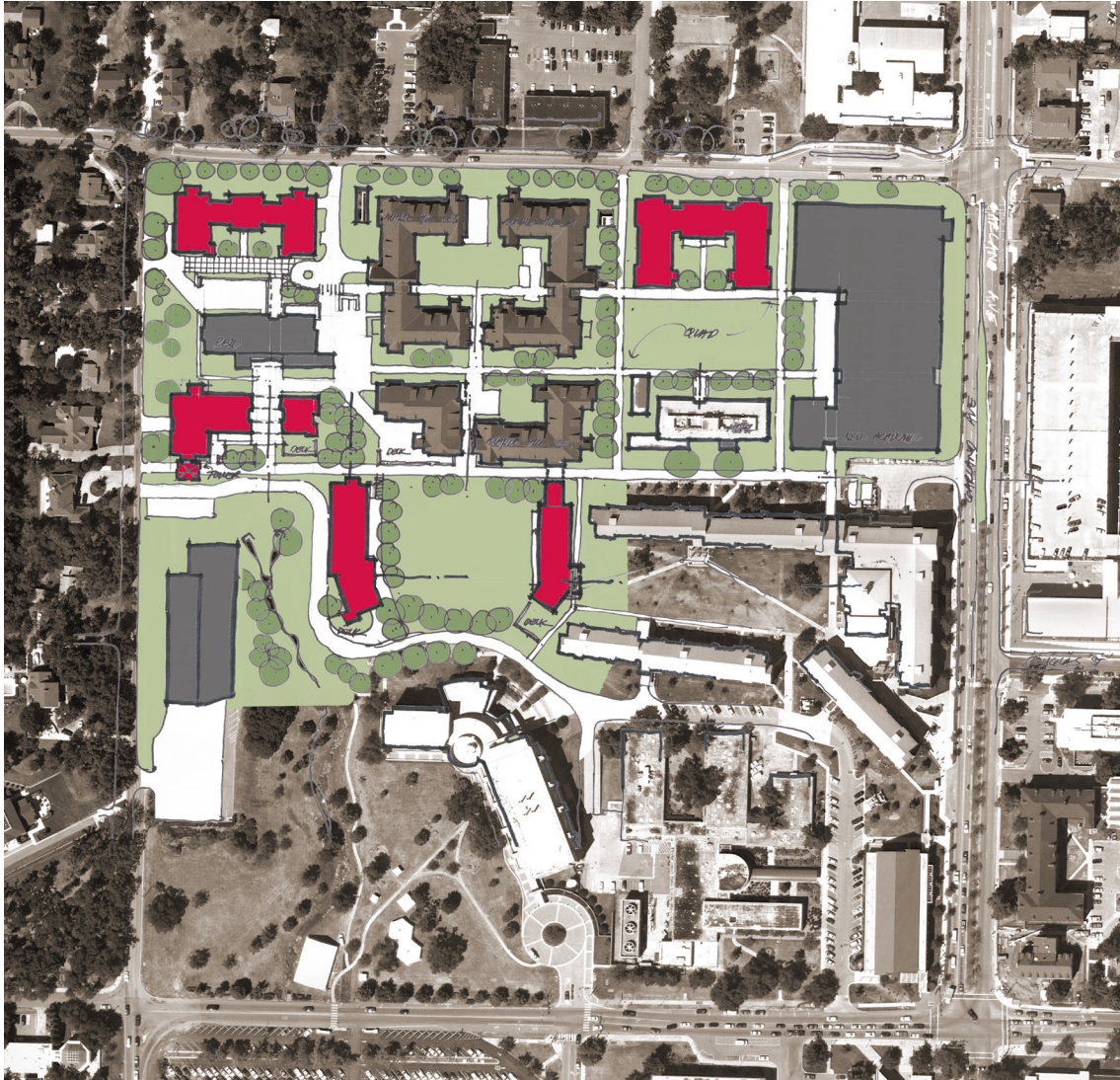
- Requires demolition of Futrell Hall
- Lack of dining capacity
- Requires Brad House site
- Loss of 214 parking spaces
- Occupies parking area owned by existing sororities

200 Residence Hall Beds (sketch below)

Barriers to Development:

- Removal of existing single story houses
- Capacity of adjacent dining at North Quad





MAPLE HILL

800 Residence Hall Beds

- Potential Dining Expansion

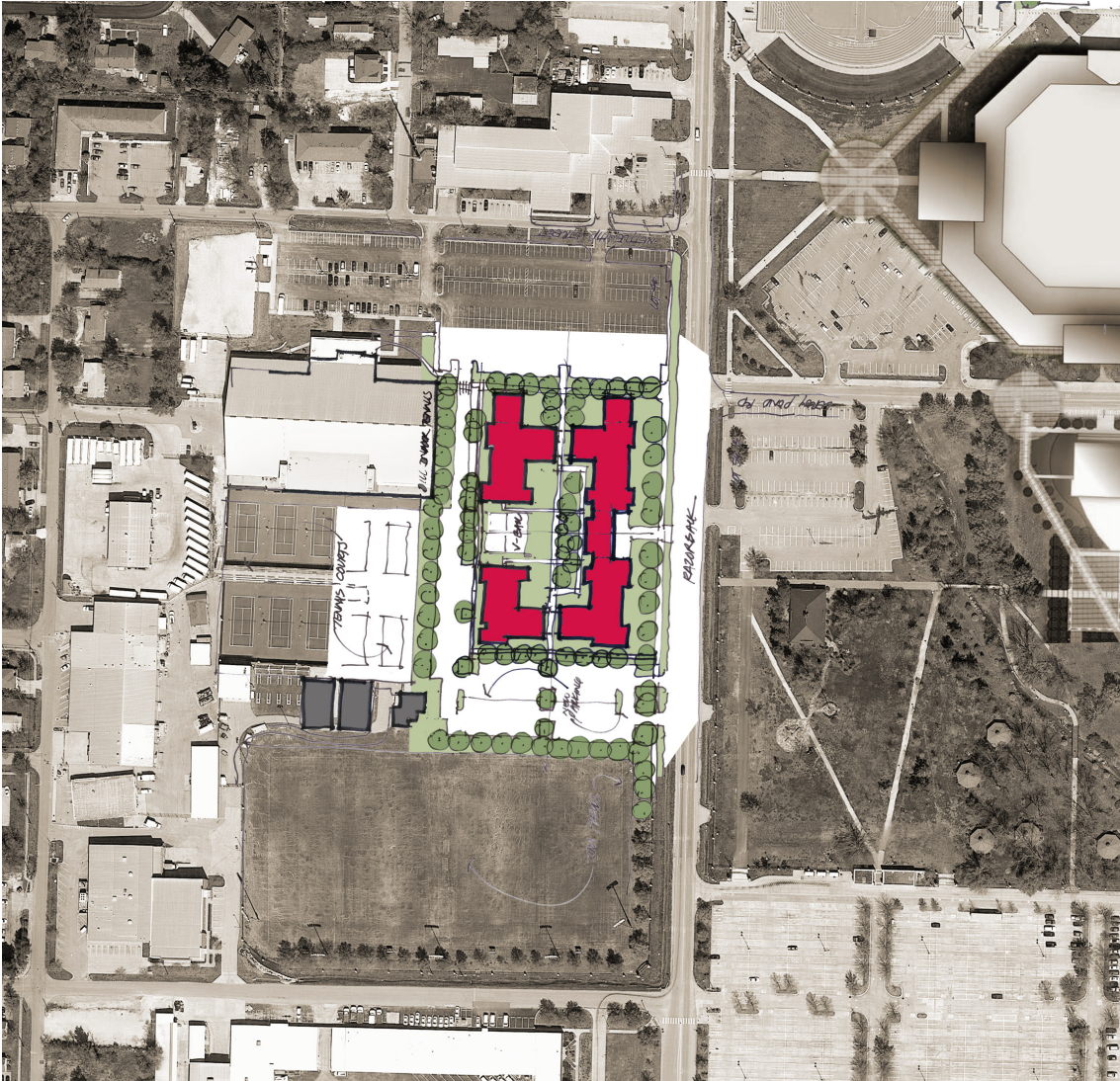
Barriers to Development:

- Loss of 361 parking spaces
- Lack of adequate dining capacity

* The preference for this site could be enhanced considerably if additional parking were acquired by the University in the area. However, a combination of strong architectural style requirements and parking impact fee (PIF) allocations could render the project less financially feasible. Our understanding is that there are utilities in the area that could service the site.

Preferred Maple Hill scenario below





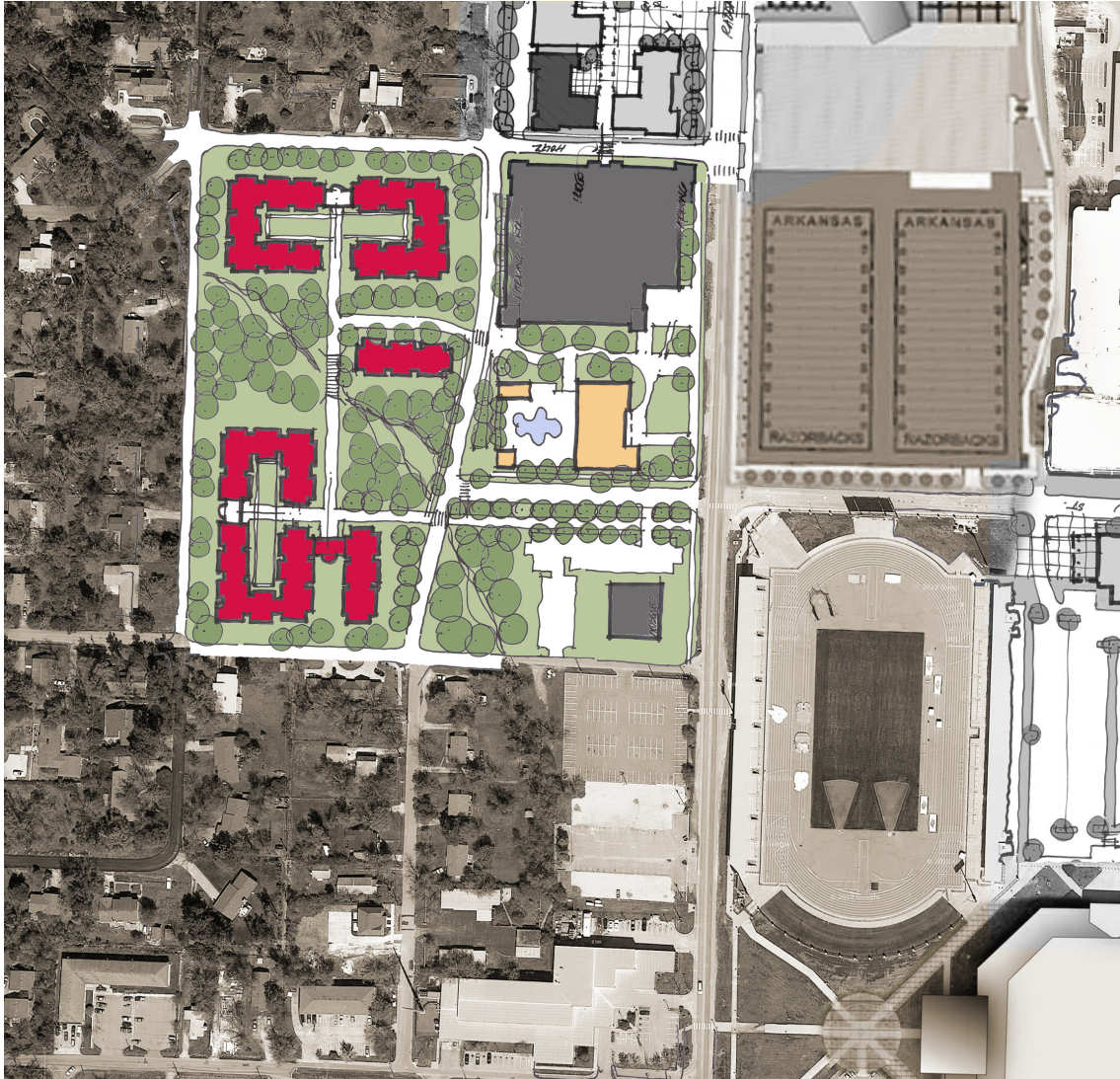
IM FIELD SITE

400 Apartment Beds

Adds 140 parking spaces

Barriers to Development:

- Requires demolition of infields

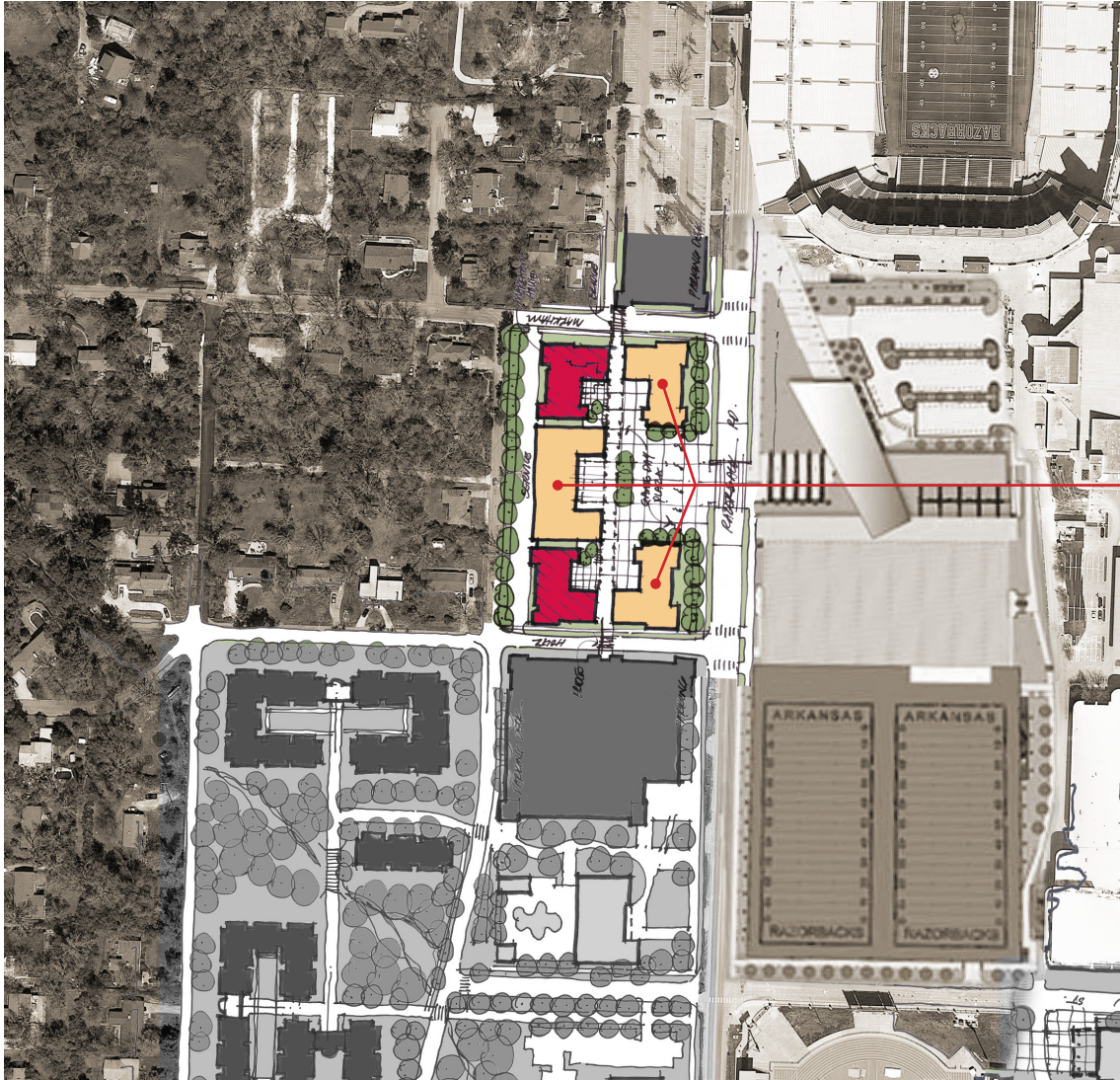


RAZORBACK ROAD SOUTH

300 Apartment Beds

Barriers to Development:

- Requires Testing Services to be relocated
- Requires parking deck
- Buffer area reduces count to 300 beds
- Loss of 84 existing parking spaces



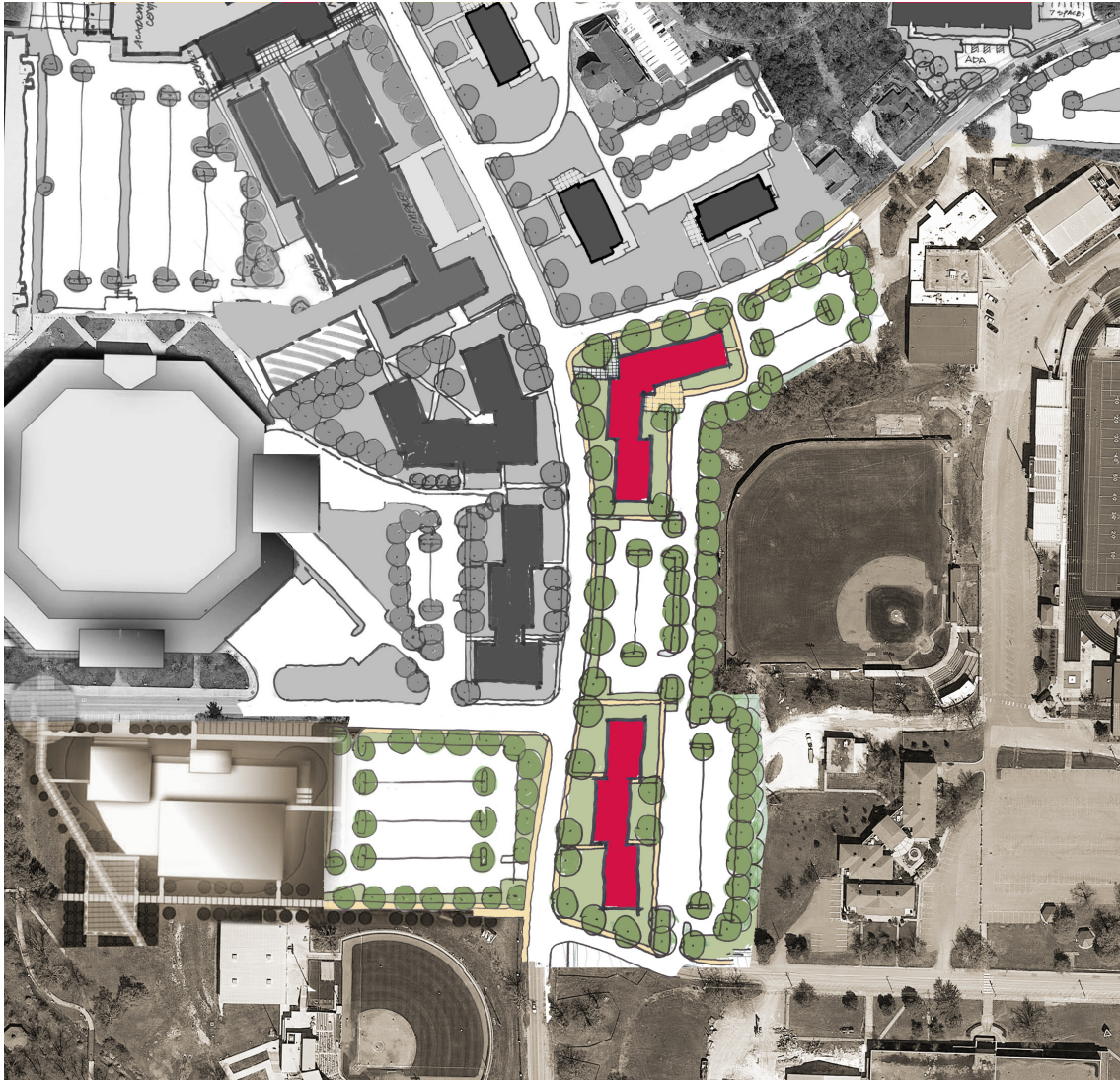
RAZORBACK ROAD NORTH

336 Apartment Beds

Barriers to Development:

- Requires parking deck
- Loss of 244 existing parking spaces

Housing above retail



VIRGINIA AVENUE

250 Semi-Suite Beds

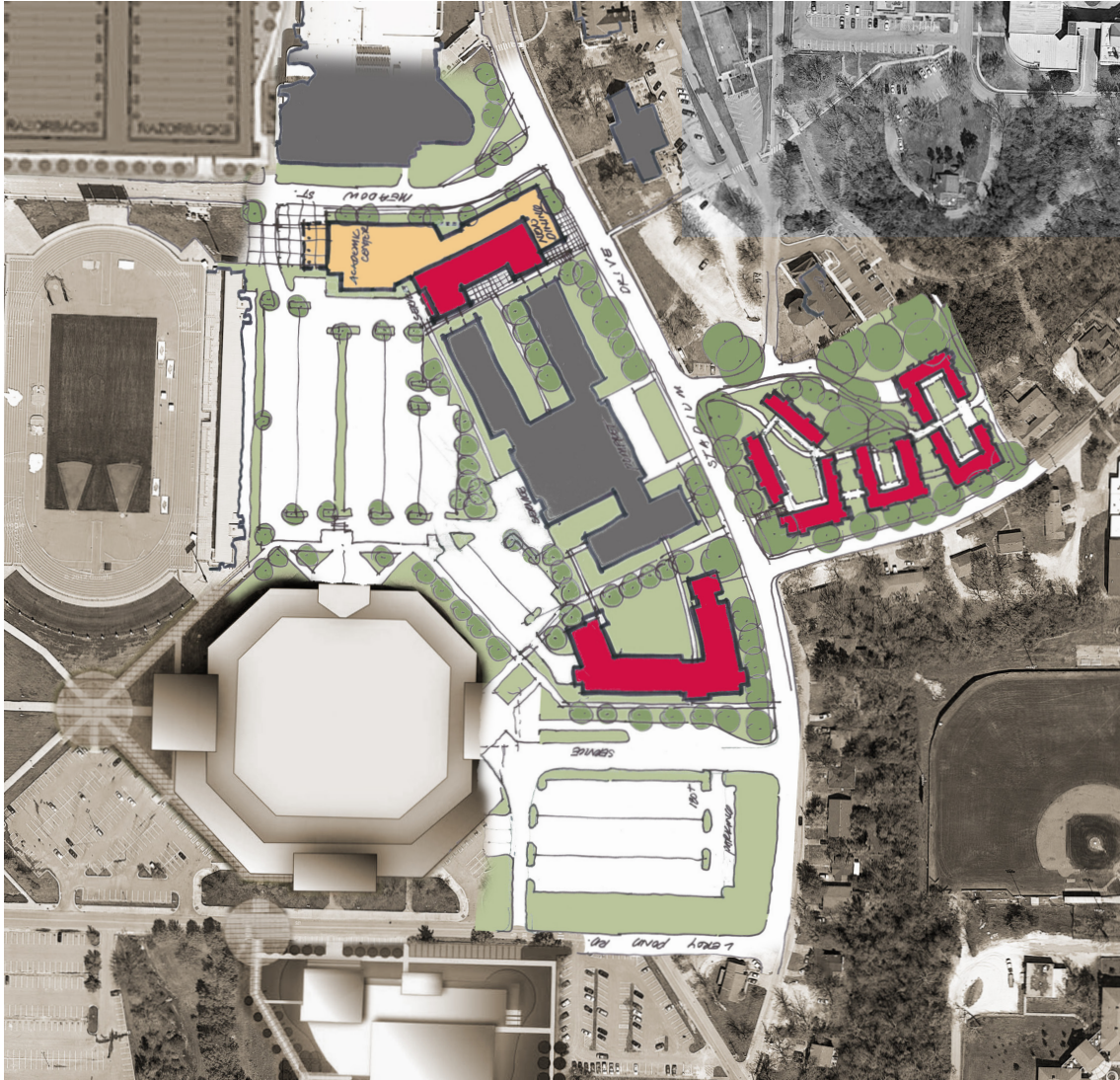
180 Apartment Beds

Adds 265 parking spaces

Barriers to Development:

- Time frame of road re-alignment
- Financial restrictions of apartment construction
- Utility Plant*
- Bud Walton Arena loading dock*

* Utility plant and loading dock still being developed. Final design may affect layout of residence halls.



POMFRET HALL / ATHLETICS

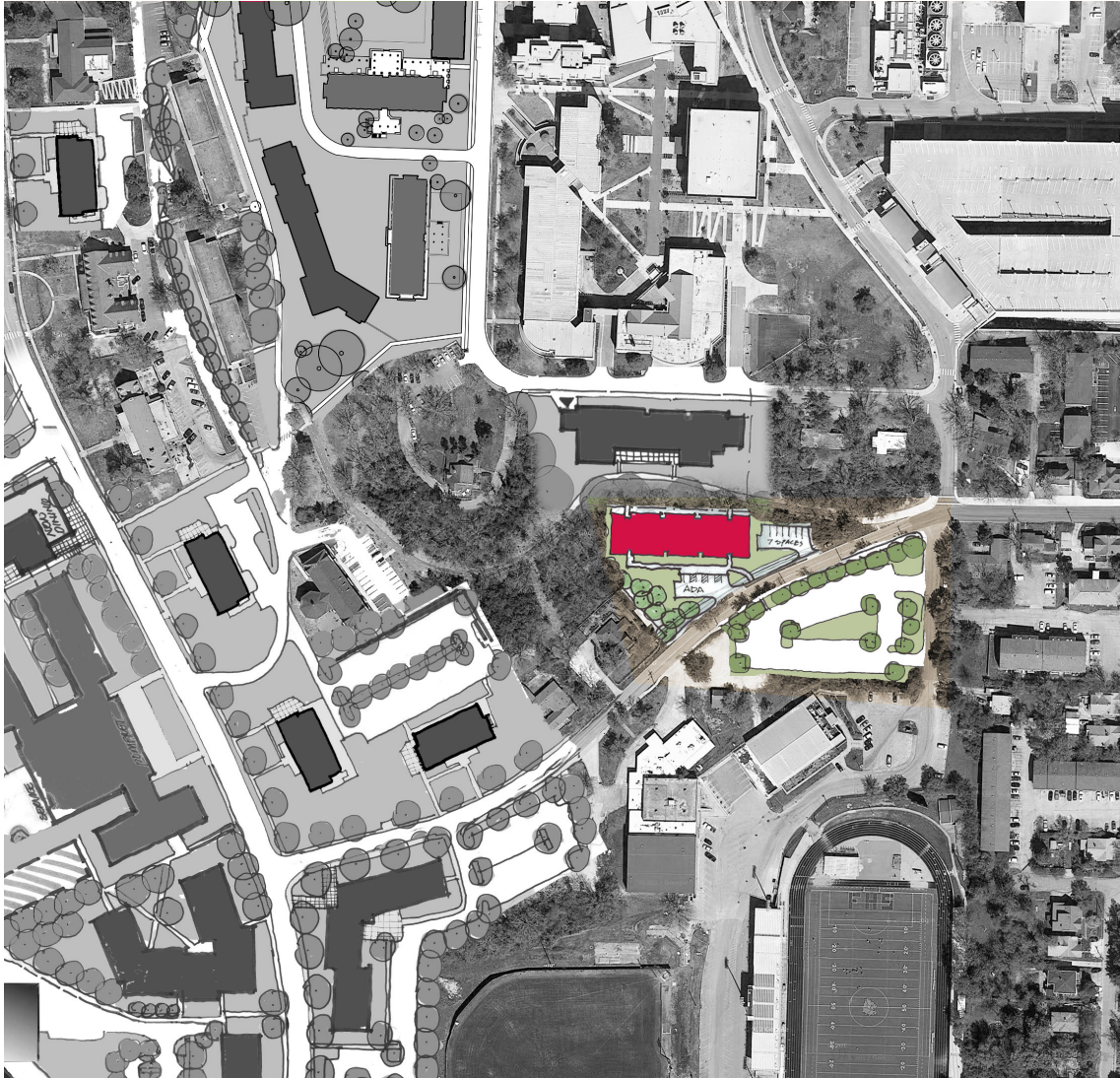
455 Apartment Beds

Adds 120 parking spaces

Barriers to Development:

- Requires realignment of parking behind Pomfret
- Topography along Clinton Avenue
- Utility Plant*
- Bud Walton Arena loading dock*

* Utility plant and loading dock still being developed. Final design may affect layout of residence halls.



CLINTON AVENUE

64 Apartment Beds

Barriers to Development:

- Proximity to Clinton House
- Topography
- Impacts to Oak Ridge Trail



LINDELL AVENUE

220 Apartment Beds

Barriers to Development:

- Topography along Lindell Avenue
- Creek setback

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